

# Building Activity

## 2004 Building Activity Highlights

1. The fastest growing areas of Sedgwick County for new residential units were the Wichita Northwest and Northeast growth areas.
2. Building Permits were issued for a net total of 2,933 new residential units county wide. This is up one percent from 2,683 in 2003. Another 265 net residential units were built in the city of Andover in Butler County.
3. Sixty one residential demolitions occurred in Sedgwick County during 2004. It is estimated that 89 percent of all demolitions occurred in Wichita's Central growth area.
4. Of the 1,832 new residential units permitted in the seven Wichita growth areas, the Northwest and Southwest growth areas accounted for 784 new units, about 43 percent of the new unit activity in the Wichita urbanized area.

*Highlights Continue on page 29*

## RESIDENTIAL BUILDING PERMITS

### Methodology

Net residential unit change was calculated by first determining the total number of new residential units as reported by building permit data. From this total, the number of units demolished was subtracted, yielding net residential change. Figures for Wichita and the unincorporated portions of Sedgwick County were determined by building permit data supplied by the City of Wichita Office of Central Inspection and Sedgwick County Information Services. Building permit data for the county's 19 small cities and Andover in Butler County was provided by a survey conducted by the MAPD.

**Figure 12** illustrates the location of residential building activity. Data for Wichita, Valley Center, Andale, Cheney and unincorporated Sedgwick County have been geo-coded with address data of projects to show fairly precisely where activity is occurring. Data for the other small cities in the county are shown with aggregate totals on circular markers for each community, which are sized relative to the amount of development in them.

### Permits by Comprehensive Plan Growth Area

Residential construction across Sedgwick County experienced healthy activity in 2004 according to the number of building permits recorded. **Table 12** illustrates Sedgwick County's net residential unit totals for 2004 for each city in Sedgwick County and their growth areas, rural Sedgwick County and Andover. It also includes average annual data for the period 1999 through 2003. **Figure 13** shows net residential totals for each year from 1999 through 2004 for Sedgwick County.

A total of 2,933 new residential units were permitted in all of Sedgwick County, with 61 units being demolished throughout the county. Fifty-four of these demolitions occurred in central Wichita. When demolitions are subtracted from the number of new units, a net 2,872 residential units were added county wide in 2004.

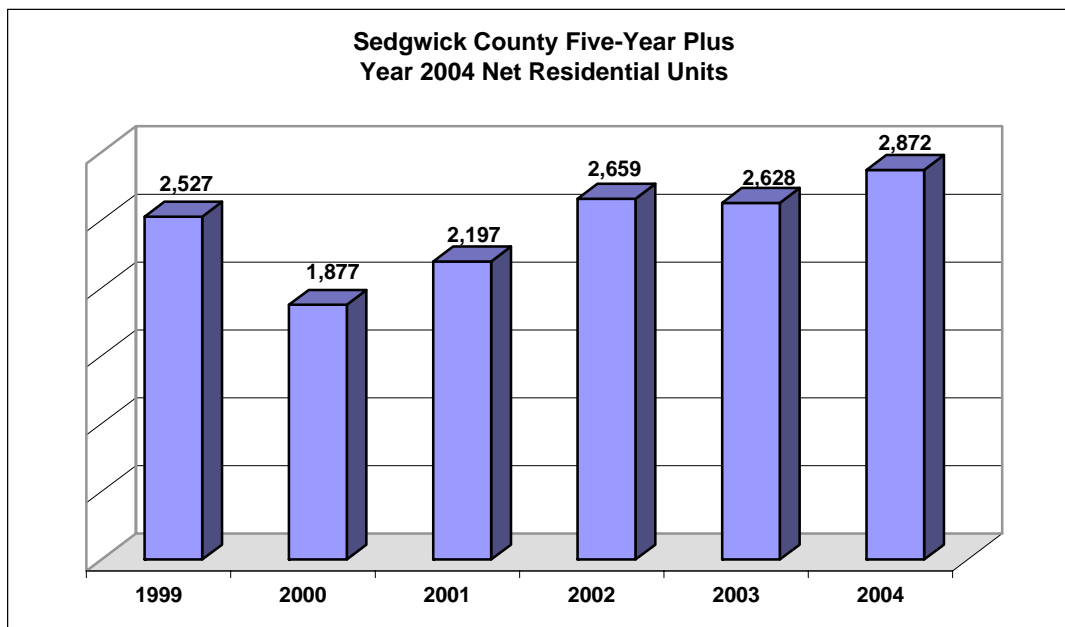
Additionally, 265 residential units were constructed in Andover. There were no demolitions of residential units in Andover during 2004.

# Building Activity

**Table 12**  
2004 Residential Building Activity  
by Comprehensive Plan Growth Area

Growth Areas	2004 New Units	2004 Demolitions	2004 Net Units Added	2004 Percent of Units Added	1999 - 2003 Average Net Units Added	1999 - 2003 Percent of Net Units Added
<b>City of Wichita &amp; 2030 Urban Growth Area</b> (Sub-areas)						
Wichita Central	118	54	64	2.2%	47	2.0%
Wichita Northeast	504	0	504	17.5%	306	12.8%
Wichita North	149	4	145	5.0%	51	2.1%
Wichita Northwest	616	2	614	21.4%	590	24.8%
Wichita Southeast	199	0	199	6.9%	219	9.2%
Wichita South	78	1	77	2.7%	100	4.2%
Wichita Southwest	168	0	168	5.8%	137	5.7%
<b>Wichita 2030 Urban Growth Area Subtotal</b>	<b>1832</b>	<b>61</b>	<b>1771</b>	<b>61.7%</b>	<b>1449</b>	<b>60.8%</b>
<b>Rural Areas</b> (Includes County Northeast, Southeast, Northwest and Southwest sub-areas)	<b>121</b>	<b>0</b>	<b>121</b>	<b>4.2%</b>	<b>148</b>	<b>6.2%</b>
<b>Small City &amp; 2030 Urban Growth Areas</b>						
Andale	13	0	13	0.5%	4	0.2%
Bel Aire	26	0	26	0.9%	69	2.9%
Bentley	19	0	19	0.7%	7	0.3%
Cheney	14	0	14	0.5%	13	0.6%
Clearwater	14	0	14	0.5%	9	0.4%
Colwich	11	0	11	0.4%	8	0.3%
Derby	483	0	483	16.8%	163	6.8%
Eastborough	0	0	0	0.0%	0	0.0%
Garden Plain	2	0	2	0.1%	3	0.1%
Goddard	65	0	65	2.3%	99	4.2%
Haysville	112	0	112	3.9%	124	5.2%
Kechi	22	0	22	0.8%	26	1.1%
Maize	6	0	6	0.2%	40	1.7%
Mount Hope	4	0	4	0.1%	2	0.1%
Mulvane	44	0	44	1.5%	57	2.4%
Park City	89	0	89	3.1%	94	3.9%
Sedgwick	3	0	3	0.1%	11	0.5%
Valley Center	53	0	53	1.8%	54	2.3%
Viola	0	0	0	0.0%	0	0.0%
<b>Small Cities &amp; 2030 Urban Growth Areas Subtotal</b>	<b>980</b>	<b>0</b>	<b>980</b>	<b>34.1%</b>	<b>785</b>	<b>32.9%</b>
<b>Sedgwick Co. Total</b>	<b>2933</b>	<b>61</b>	<b>2872</b>	<b>100.0%</b>	<b>2382</b>	<b>100.0%</b>
Andover	265	0	265		193	

**Figure 13**



# 2004 Residential Construction & Demolition

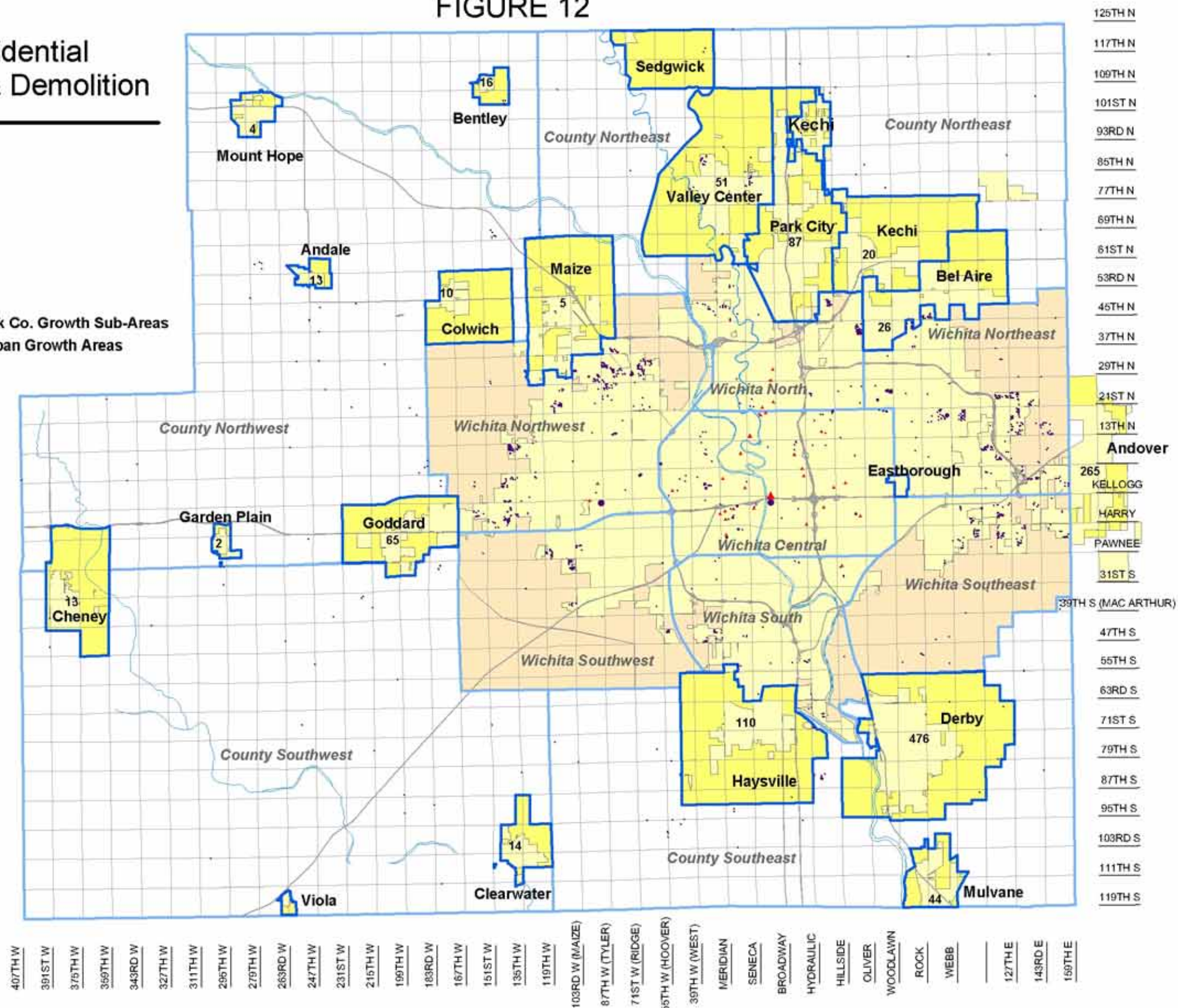
## Residential Units

- 16
- 8
- 2
- 1
- 1
- 2
- 4
- 12

- Wichita & Sedgwick Co. Growth Sub-Areas
- Small City 2030 Urban Growth Areas



FIGURE 12



# Building Activity

In 2004, the 205 net residential units added in the unincorporated areas of Sedgwick County accounted for seven percent of the residential activity county wide. **Table 13** illustrates the number of 2004 net residential units permitted in the unincorporated areas of Sedgwick County by growth area as outlined in the Comprehensive Plan. The table indicates that approximately 41 percent of the unincorporated area activity was located in the Comprehensive Plan's identified urban growth areas.

**Table 13**

2004 Net Residential Units Added in Unincorporated Areas by Comprehensive Plan Growth Area				
Growth Areas	2004 Unincorp. Area Net Units Added	% of 2004 Unincorp. Area Units Added	1999 - 2003 Average Net Unincorp. Units Added	% of 1999 - 2003 Net Unincorp. Units Added
<b>City of Wichita &amp; 2030 Urban Growth Area*</b> (Sub-areas)				
Wichita Central	0	0.0%	0	0.0%
Wichita Northeast	31	15.1%	31	10.0%
Wichita North	0	0.0%	0	0.1%
Wichita Northwest	7	3.4%	11	3.5%
Wichita Southeast	12	5.9%	23	7.4%
Wichita South	5	2.4%	13	4.2%
Wichita Southwest	5	2.4%	11	3.7%
<b>Wichita 2030 Urban Growth Area Subtotal</b>	<b>60</b>	<b>29.3%</b>	<b>89</b>	<b>28.9%</b>
<b>Rural Areas</b> (Includes County Northeast, Southeast, Northwest and Southwest sub-areas)	<b>121</b>	<b>59.0%</b>	<b>148</b>	<b>48.3%</b>
<b>Small City &amp; 2030 Urban Growth Areas</b>				
Andale	0	0.0%	0	0.0%
Bel Aire	0	0.0%	2	0.7%
Bentley	3	1.5%	1	0.3%
Cheney	1	0.5%	3	1.1%
Clearwater	0	0.0%	1	0.4%
Colwich	1	0.5%	0	0.1%
Derby	7	3.4%	9	2.9%
Eastborough	0	0.0%	0	0.0%
Garden Plain	0	0.0%	0	0.1%
Goddard	0	0.0%	0	0.1%
Haysville	2	1.0%	17	5.5%
Kechi	2	1.0%	8	2.6%
Maize	1	0.5%	7	2.2%
Mount Hope	0	0.0%	0	0.1%
Mulvane	0	0.0%	0	0.1%
Park City	2	1.0%	7	2.3%
Sedgwick	3	1.5%	4	1.2%
Valley Center	2	1.0%	9	3.1%
Viola	0	0.0%	0	0.1%
<b>Small Cities &amp; 2030 Urban Growth Areas Subtotal</b>	<b>24</b>	<b>11.7%</b>	<b>70</b>	<b>22.8%</b>
<b>Sedgwick Co. Total</b>	<b>205</b>	<b>100.0%</b>	<b>307</b>	<b>100.0%</b>

\*Units built in Wichita's 2030 Urban Growth Area may be urban development with City services and agreements to be annexed into Wichita once they are eligible.

Overall, about 96 percent of the net residential units gained across the county were located in either incorporated cities or in areas identified as Wichita or small city urban growth areas.

**Figure 14** illustrates Wichita's new residential unit trends since 1999. Also, **Table 14** provides a summary of Wichita's new residential building permits by type for the years 2003 and 2004 plus the five-year annual averages for the years 1999-2003. Approximately 90 percent of new units were single-family homes in 2004. This compares equally with single-family homes built in the five-year period.

# Building Activity

## Highlights (continued)

5. The Wichita Northeast and Southeast growth areas accounted for 703 new residential units, or about 38% of new units in the Wichita growth areas.
6. Nearly 62 percent of the residential permits issued in Sedgwick County were located in Wichita during 2004. This up 5 percent from 2003.
7. In 2004, over \$375 million were invested county wide for commercial, office and industrial new buildings, additions, and remodeling projects. This is up nearly 17 percent from 2003.

Figure 14

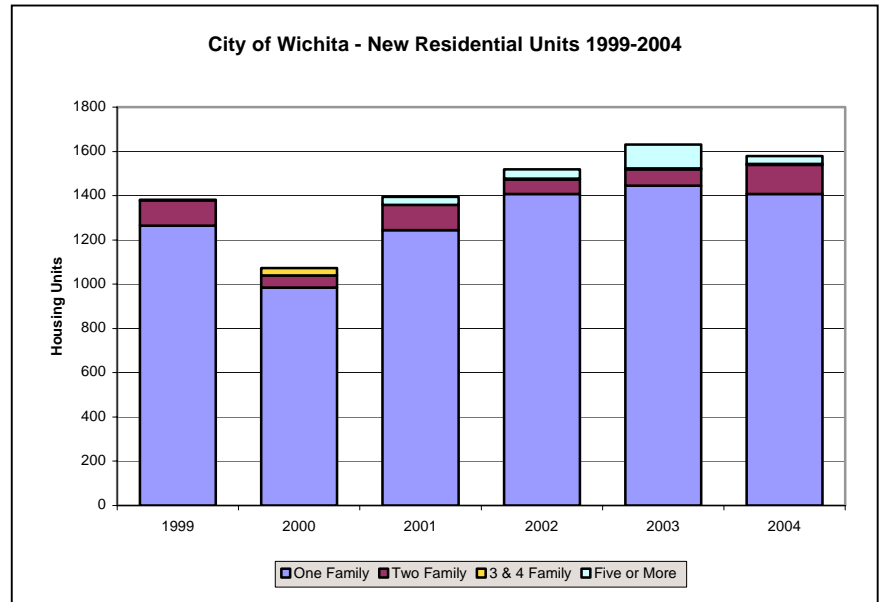


Table 14

Wichita New Residential Building Permits by Type			
2003			
New Residential Buildings	Permits	Units	Valuation
One Family	1,445	1,445	\$148,760,834
Two Family	37	74	\$5,463,570
3 & 4 Family	2	4	\$684,580
Five or More	13	108	\$3,801,110
<b>TOTAL</b>	<b>1,497</b>	<b>1,631 *</b>	<b>\$158,710,094</b>
*An additional project consisting of 66 Assisted Living Units was also built in 2003.			
2004			
New Residential Buildings	Permits	Units	Valuation
One Family	1,602	1,602	\$170,662,782
Two Family	65	130	\$7,848,091
3 & 4 Family	1	4	\$350,000
Five or More	3	36	\$1,165,120
<b>TOTAL</b>	<b>1,671</b>	<b>1,772</b>	<b>\$180,025,993</b>
1999 - 2003 Five Year Average			
New Residential Buildings	Permits	Units	Valuation
One Family	1,269	1,269	\$121,942,264
Two Family	42	85	\$5,687,998
3 & 4 Family	2	9	\$804,916
Five or More	4	37	\$1,625,013
<b>TOTAL</b>	<b>1,318</b>	<b>1,399</b>	<b>\$130,060,191</b>



# Building Activity

In 2004, the fastest growing area of Sedgwick County for new homes was the Wichita Northwest with 614 dwelling units added. The Wichita Northeast growth area was the second fastest growing with 504 units. Of the 2,872 residential units permitted in all growth areas in Sedgwick County, the Wichita Northwest growth area accounted for 21 percent of the new unit activity.

A total of 64 new units were permitted last year in the Wichita Central area, which is down 58 percent from 2003. However, the Central area compared more favorably to the fringe development areas when analyzing residential reinvestment in existing structures. **Table 15** illustrates 2004 residential addition and remodel permits by growth area. The valuations in this analysis only reflect activity where permits are required and are only a partial indicator of the level of investment in existing single-family, two-family, and multi-family structures by geographic area.

Table 15

2004 Residential Addition & Remodel Totals by Comprehensive Plan Growth Area					
Growth Areas	2004 Total Valuation	2004 # Permits	Average Permit Valuation	1999 -2003 Average # Permits	1999 - 2003 Average Permit Valuation
<b>City of Wichita &amp; 2030 Urban Growth Area</b> (Sub-areas)					
Wichita Central	\$7,013,523	369	\$19,007	337	\$11,550
Wichita Northeast	\$3,105,672	216	\$14,378	160	\$14,807
Wichita North	\$1,286,800	128	\$10,053	109	\$9,423
Wichita Northwest	\$2,838,813	281	\$10,103	232	\$9,616
Wichita Southeast	\$757,190	92	\$8,230	85	\$8,783
Wichita South	\$875,638	112	\$7,818	118	\$8,705
Wichita Southwest	\$517,055	42	\$12,311	42	\$9,304
<b>Wichita 2030 Urban Growth Area Subtotal</b>	<b>\$16,394,691</b>	<b>1,240</b>	<b>\$13,222</b>	<b>1,084</b>	<b>\$10,790</b>
<b>Rural Areas</b> (Includes County Northeast, Southeast, Northwest and Southwest sub-areas)	<b>\$695,600</b>	<b>10</b>	<b>\$69,560</b>	<b>67</b>	<b>\$21,679</b>
<b>Small City &amp; 2030 Urban Growth Areas</b>					
Andale	\$0	0	\$0	5	\$12,993
Bel Aire	\$729,923	71	\$10,281	22	\$12,450
Bentley	\$67,516	6	\$11,253	4	\$16,674
Cheney	\$65,000	1	\$65,000	13	\$13,634
Clearwater	\$84,777	8	\$10,597	11	\$16,413
Colwich	\$72,000	3	\$24,000	3	\$15,310
Derby	\$707,951	63	\$11,237	66	\$10,584
Eastborough	\$302,000	7	\$43,143	4	\$24,333
Garden Plain	\$108,556	16	\$6,785	5	\$7,602
Goddard	\$104,400	18	\$5,800	29	\$5,053
Haysville	\$275,698	83	\$3,322	118	\$7,038
Kechi	\$15,000	3	\$5,000	9	\$14,415
Maize	\$299,157	32	\$9,349	21	\$11,342
Mount Hope	\$38,000	6	\$6,333	9	\$13,175
Mulvane	\$389,700	21	\$18,557	21	\$14,457
Park City	\$233,870	30	\$7,796	22	\$12,208
Sedgwick	\$0	0	\$0	2	\$9,005
Valley Center	\$120,000	2	\$60,000	58	\$11,774
Viola	\$0	0	\$0	1	\$10,000
<b>Small Cities &amp; 2030 Urban Growth Areas Subtotal</b>	<b>\$3,613,548</b>	<b>370</b>	<b>\$9,766</b>	<b>336</b>	<b>\$10,361</b>
<b>Sedgwick Co. Total</b>	<b>\$20,703,839</b>	<b>1620</b>	<b>\$12,780</b>	<b>1487</b>	<b>\$11,187</b>
<b>Andover</b>	<b>\$1,886,780</b>	<b>122</b>	<b>\$15,465</b>	<b>59</b>	<b>\$19,750</b>

# Building Activity

## Residential Activity by School District

As the population continues to grow in Wichita's suburban areas, so does the need for school facilities to serve growing school enrollments in other school districts.

**Table 16** illustrates the number of 2004 net residential units added in the Sedgwick County portion of school districts serving Sedgwick County residents. It also shows enrollment changes for each school district from September 2003 to September 2004 (refer to Figure 3 for Sedgwick County's school district boundaries). Note that districts serving students in more than one county reflect net residential additions in Sedgwick County only. Table 16 also shows average annual net units and corresponding percentages for the years 1999 through 2003.

**Table 16**

2004 Net Residential Units Added and Full-Time Enrollment Changes (FOR SCHOOL DISTRICTS SERVING SEDGWICK COUNTY)*						
School District	Primary City	Net Units Added	Percent of Net Units Added	FTE Enrollment Change 2003-04	1999 - 2003 Average Net Units Added	1999 - 2003 Percent of Net Units Added
USD 206	Whitewater	6	0.2%	-3	3	0.1%
USD 259	Wichita	835	26.6%	-195	692	27.5%
USD 260	Derby	504	16.1%	-23	199	7.9%
USD 261	Haysville	179	5.7%	-29	195	7.7%
USD 262	Valley Center	126	4.0%	86	119	4.7%
USD 263	Mulvane	48	1.5%	2	68	2.7%
USD 264	Clearwater	38	1.2%	30	45	1.8%
USD 265	Goddard	372	11.9%	195	400	15.9%
USD 266	Maize	449	14.3%	140	440	17.5%
USD 267	Colwich	59	1.9%	-53	49	1.9%
USD 268	Cheney	19	0.6%	6	20	0.8%
USD 312	Haven	4	0.1%	-38	2	0.1%
USD 331	Kingman	0	0.0%	-62	0	0.0%
USD 356	Conway Springs	1	0.0%	4	1	0.0%
USD 369	Burton	0	0.0%	1	0	0.0%
USD 375	Towanda	4	0.1%	13	8	0.3%
USD 385	Andover*	466	14.9%	257	241	9.6%
USD 394	Rose Hill	3	0.1%	-55	8	0.3%
USD 439	Sedgwick	3	0.1%	15	12	0.5%
USD 440	Bentley	21	0.7%	-13	16	0.6%
<b>TOTAL</b>		<b>3137</b>	<b>100.0%</b>	<b>276</b>	<b>2518</b>	<b>100.0%</b>

\*Beginning in 2000 the numbers reflect building activity within Andover in addition to Sedgwick County totals.

Generally, new residential structures built across Sedgwick County are being occupied by families with school-age children. While new housing is not exclusively constructed for families with children, it is reasonable to assume that districts experiencing a net increase in residential units foreshadow a corresponding increase in school enrollment figures.

# Building Activity

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Following this presumption, the Wichita School District (USD 259) experienced the most significant growth in net residential units with the addition of 835 new units. The Andover School District (USD 385) and Maize School District (USD 266) followed with 466 and 449 net residential units respectively.

## COMMERCIAL BUILDING PERMITS

### Methodology

For analysis of commercial and industrial activity across Sedgwick County, new buildings, additions, and remodeling permits were aggregated for ease in reporting purposes. While in most cases remodeling projects do not expand the amount of commercial and industrial square footage, such projects represent an investment in existing structures. These investment patterns can be used as an indicator of the economic activity within smaller geographic areas of the county.

The commercial classification used by both the Sedgwick County's Code Enforcement Department and the City of Wichita's Office of Central Inspection for building permits includes all uses that are not classified as either residential or agricultural. Therefore, commercial statistics include all structural types such as churches, institutional buildings, public buildings, amusement and recreation, parking garages, service stations, office buildings, banks, professional buildings, stores and mercantile buildings, hotels and motels, and restaurants.

In 2004, over \$375 million were invested in Sedgwick County and Andover for commercial and industrial new building, addition, and remodeling projects, according to city and county building permit data. This is up 16.5% percent from 2003's total of \$322 million. The total Sedgwick County investment in commercial and industrial projects in 2004 includes \$43.2 million invested in the county's 19 small cities and their growth areas. This is 29 percent more than the investment in these areas for new commercial and industrial projects in 2003. These valuations and their distribution are illustrated in **Figure 15**. A series of dots sizes is used to illustrate the construction valuation for Wichita and rural Sedgwick County permits. Aggregate figures are used for the small cities since MAPD does not collect site-specific construction data from them.



# Building Activity

As Figure 15 demonstrates, 2004 investments in commercial and industrial projects (new buildings, additions, remodels) were primarily concentrated within Wichita or on the city's immediate fringe areas. Typical with prior years, the Wichita Central growth area had the largest concentrations of investment activity in 2004. **Table 17** illustrates this along with other commercial building activity across Sedgwick County and in Andover by growth area for 2004 along with averages for the years 1999 through 2003. **Figure 16** shows the total valuation of commercial projects for Sedgwick County in each year from 1999 through 2004.

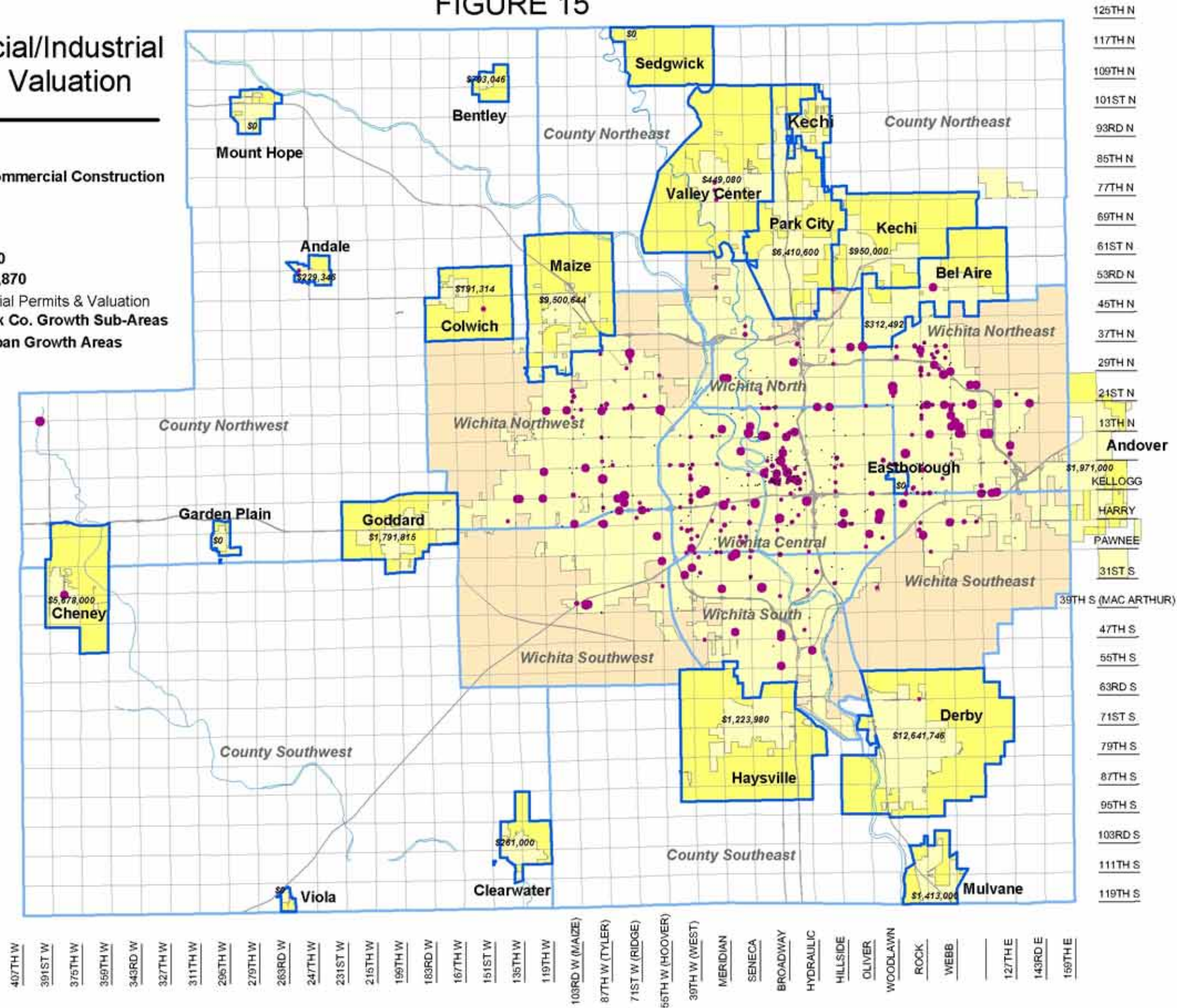
**Table 17**

2004 Commercial Projects by Comprehensive Plan Growth Area				
Growth Areas	2004 Permits	2004 Valuation	1999-2003 Average Permits	1999-2003 Average Valuations
<b>City of Wichita &amp; 2030 Urban Growth Area</b> (Sub-areas)				
Wichita Central	342	\$127,904,248	318	\$94,615,775
Wichita Northeast	183	\$74,843,004	158	\$58,410,102
Wichita North	49	\$12,197,031	48	\$15,089,481
Wichita Northwest	112	\$39,397,718	130	\$35,265,645
Wichita Southeast	58	\$29,442,345	63	\$18,073,015
Wichita South	68	\$28,484,976	68	\$19,742,753
Wichita Southwest	17	\$13,285,478	33	\$17,337,973
<b>Wichita 2030 Urban Growth Area Subtotal</b>	<b>829</b>	<b>\$325,554,800</b>	<b>816</b>	<b>\$245,130,734</b>
<b>Rural Areas</b> (Includes County Northeast, Southeast, Northwest and Southwest sub-areas)	<b>5</b>	<b>\$6,455,947</b>	<b>39</b>	<b>\$3,103,615</b>
<b>Small City &amp; 2030 Urban Growth Areas</b>				
Andale	3	\$229,346	2	\$1,621,143
Bel Aire	6	\$948,392	5	\$994,833
Bentley	4	\$793,046	1	\$132,541
Cheney	2	\$5,678,000	4	\$1,684,633
Clearwater	2	\$261,000	6	\$2,837,877
Colwich	4	\$654,029	4	\$691,319
Derby	36	\$12,886,746	23	\$8,537,358
Eastborough	0	\$0	0	\$0
Garden Plain	0	\$0	3	\$1,244,982
Goddard	10	\$1,791,815	14	\$3,879,047
Haysville	11	\$1,223,980	14	\$1,415,668
Kechi	2	\$950,000	4	\$525,928
Maize	11	\$9,500,644	13	\$3,591,862
Mount Hope	0	\$0	0	\$1,000
Mulvane	2	\$1,413,000	3	\$1,364,349
Park City	28	\$6,410,600	19	\$7,053,461
Sedgwick	0	\$0	2	\$69,528
Valley Center	4	\$449,080	12	\$1,153,042
Viola	0	\$0	0	\$0
<b>Small Cities &amp; 2030 Urban Growth Areas Subtotal</b>	<b>125</b>	<b>\$43,189,678</b>	<b>129</b>	<b>\$35,381,883</b>
<b>Sedgwick Co. Total</b>	<b>959</b>	<b>\$375,200,425</b>	<b>984</b>	<b>\$283,616,232</b>
<b>Andover</b>	<b>7</b>	<b>\$1,971,000</b>	<b>8</b>	<b>\$3,751,760</b>

FIGURE 15

2004 Commercial/Industrial  
Construction Valuation

- Wichita & Sedgwick Co. Commercial Construction
- \$1,000 - 50,000
  - \$50,001 - 250,000
  - \$250,001 - 500,000
  - \$500,001 - 3,000,000
  - \$3,000,001 - 17,167,870
- Small City Commercial Permits & Valuation
- Wichita & Sedgwick Co. Growth Sub-Areas
  - Small City 2030 Urban Growth Areas

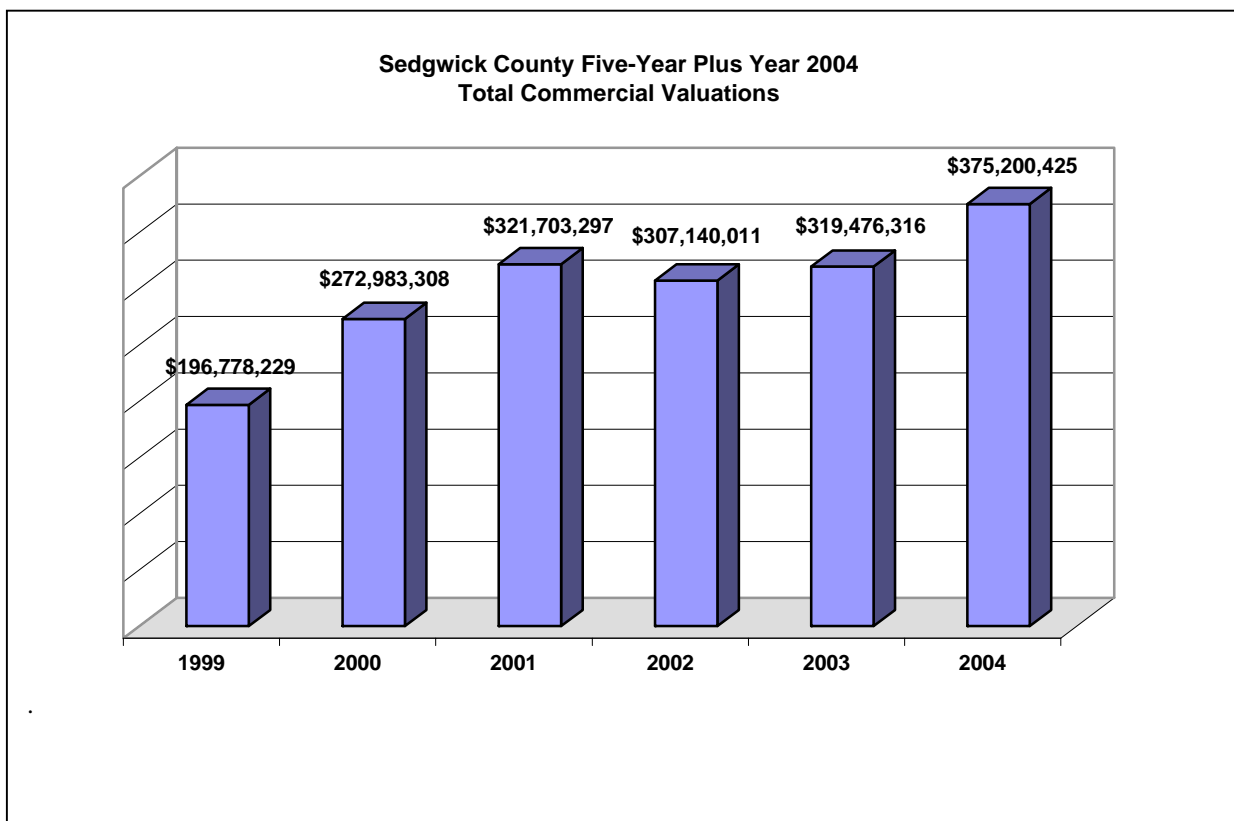


# Building Activity

In 2004, approximately 75 projects with an estimated value of \$1 million or more were undertaken across Sedgwick County and in Andover, according to building permit information. Among these multi-million dollar projects in areas outside of Wichita were a middle school remodel for the Maize School District (USD 266) for \$5,586,000 and a remodel project at Boeing/ Spirit Aerosystems Inc. for \$8,400,000.

In Wichita, 66 projects over \$1 million were undertaken during 2004. Leading the list of Wichita projects in value is the addition to North High School at \$17,168,000 and the Sedgwick County Juvenile Detention Facility costing \$16,212,000. The top 20 construction projects in 2004 valued at over \$2 million are shown in **Table 18**.

**Figure 16**



# Building Activity

Table 18

The 20 Largest Building Projects of 2004			
	Project - Location	Project Cost	Project Type
A	<b>North High School</b> 1437 N. Rochester	\$17,167,870	Addition
B	<b>Sedgwick County Juvenile Detention Facility</b> 700 S. Hydraulic	\$16,212,000	New Building
C	<b>Commerce Bank</b> 1551 N. Waterfront Parkway	\$12,400,000	New Building
D	<b>West High School</b> 820 S. Osage	\$9,931,350	Addition
E	<b>Boeing/Spirit Aerosystems Inc. ASB Building</b> 3801 S. Oliver	\$8,400,000	Remodel
F	<b>South High School</b> 701 W. 33rd St. S.	\$8,050,000	Addition
G	<b>Friends University Residence Hall</b> 710 S. St Clair	\$7,619,500	New Building
H	<b>Northeast Elementary School</b> 2717 N. Woodlawn	\$6,120,000	New Building
I	<b>Curtis Middle School</b> 1031 S. Edgemoor	\$5,621,000	Addition
J	<b>Maize Middle School</b> 304 W. Central, Maize, KS	\$5,586,060	Addition
K	<b>City Arts</b> 334 N. Mead	\$5,500,000	New Building
L	<b>Super Target East</b> 10800 E. 21st Street	\$5,000,000	New Building
M	<b>Cessna Aircraft Manufacturing Offices</b> 3737 S. Midco	\$4,570,000	New Building
N	<b>Wichita State University Marcus Welcome Center</b> 1845 Fairmount	\$4,500,000	New Building
O	<b>Via Christi-St Francis Family Practice Clinic</b> 707 N. Emporia	\$4,200,000	New Building
P	<b>Warren East Theater</b> 11611 E. 13th Street	\$4,175,515	New Building
Q	<b>Wilbur Middle School</b> 340 N. Tyler	\$4,010,000	Addition
R	<b>Cessna Aircraft Manufacturing Fire Pump Building</b> 2121 S. Hoover	\$4,000,000	New Building
S	<b>Marshall Middle School</b> 1510 N. Payne	\$3,988,600	Addition
T	<b>Truesdell Middle School</b> 2464 S. Glenn	\$3,860,000	Addition

Source: Office of Central Inspection, City of Wichita; Bureau of Public Services, Sedgwick County; Small City Survey; Wichita State University

# Building Activity

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**Tables 19, 20, 21 and 22** illustrate commercial, office, industrial/warehouse, and institutional investment within Wichita in each 2030 urban growth sub-area area by type of construction activity. For this analysis, retail space includes the following uses: amusement and recreation, parking garages, service stations, stores and mercantile buildings, hotels and motels, and restaurants, but not office space.

Institutional projects include schools, hospitals and churches. This is a category that has grown in significance as school districts address the problems of increasing enrollment and more private schools are built. Also, hospitals and churches have grown in importance as elements of commercial investment and have been seeing their way to the top of high-dollar projects over the years.

# Building Activity

Table 19

2004 Wichita Retail: New Building, Addition, Remodel and Demolition Totals							2004 Retail Area Totals		1999 - 2003 Retail Area Averages	
2030 Urban Growth Sub-Area	New Buildings		Additions		Remodels		Demolitions			
	Number of		Number of		Number of		Number of		Number of	
	Valuation	Permits	Valuation	Permits	Valuation	Permits	Valuation	Permits	Valuation	Permits
Wichita Central	\$32,325,400	10	\$2,223,963	8	\$2,978,790	81		8	\$37,528,153	107
Wichita Northeast	\$19,421,000	21	\$5,714,945	5	\$4,008,568	62		1	\$29,144,513	89
Wichita North	\$31,000	1	\$0	0	\$317,000	8		1	\$348,000	10
Wichita Northwest	\$16,386,015	19	\$147,500	1	\$996,058	31		0	\$17,529,573	51
Wichita Southeast	\$3,311,000	7	\$40,998	1	\$1,416,202	16		2	\$4,768,200	26
Wichita South	\$3,190,000	3	\$1,300,000	1	\$1,556,825	25		0	\$6,046,825	29
Wichita Southwest	\$826,000	2	\$0	0	\$46,000	1		0	\$872,000	3
<b>TOTAL</b>	<b>\$75,490,415</b>	<b>63</b>	<b>\$9,427,406</b>	<b>16</b>	<b>\$11,319,443</b>	<b>224</b>		<b>12</b>	<b>\$96,237,264</b>	<b>315</b>

Table 20

2004 Wichita Office: New Building, Addition, Remodel and Demolition Totals							2004 Office Area Totals		1999 - 2003 Office Area Averages	
2030 Urban Growth Sub-Area	New Buildings		Additions		Remodels		Demolitions			
	Number of		Number of		Number of		Number of		Number of	
	Valuation	Permits	Valuation	Permits	Valuation	Permits	Valuation	Permits	Valuation	Permits
Wichita Central	\$8,950,000	7	\$1,105,300	6	\$11,562,228	122		4	\$21,617,528	139
Wichita Northeast	\$21,573,204	12	\$710,000	1	\$8,771,484	56		0	\$31,054,688	69
Wichita North	\$787,355	2	\$8,100	1	\$3,957,986	15		0	\$4,753,441	18
Wichita Northwest	\$7,682,000	10	\$993,000	2	\$993,145	24		0	\$9,668,145	36
Wichita Southeast	\$2,417,368	4	\$0	0	\$123,700	5		0	\$2,541,068	9
Wichita South	\$624,000	4	\$35,000	1	\$148,600	7		0	\$807,600	12
Wichita Southwest	\$0	0	\$0	0	\$138,978	2		0	\$138,978	2
<b>TOTAL</b>	<b>\$42,033,927</b>	<b>39</b>	<b>\$2,851,400</b>	<b>11</b>	<b>\$25,696,121</b>	<b>231</b>		<b>4</b>	<b>\$70,581,448</b>	<b>285</b>

Table 21

2004 Wichita Industrial/Warehouse: New Building, Addition, Remodel and Demolition Totals							2004 Industrial Area Totals		1999 - 2003 Industrial Area Averages	
2030 Urban Growth Sub-Area	New Buildings		Additions		Remodels		Demolitions			
	Number of		Number of		Number of		Number of		Number of	
	Valuation	Permits	Valuation	Permits	Valuation	Permits	Valuation	Permits	Valuation	Permits
Wichita Central	\$1,749,630	11	\$1,836,311	7	\$379,000	11		4	\$3,964,941	33
Wichita Northeast	\$84,000	1	\$110,000	1	\$120,500	3		0	\$314,500	5
Wichita North	\$1,256,752	4	\$0	0	\$5,400	2		0	\$1,262,152	6
Wichita Northwest	\$350,000	1	\$375,000	2	\$0	0		0	\$725,000	3
Wichita Southeast	\$420,000	1	\$0	0	\$1,000,000	1		0	\$1,420,000	2
Wichita South	\$1,569,200	5	\$127,000	3	\$350,000	1		0	\$2,046,200	9
Wichita Southwest	\$9,883,500	6	\$1,268,000	2	\$0	0		0	\$11,151,500	8
<b>TOTAL</b>	<b>\$15,313,082</b>	<b>29</b>	<b>\$3,716,311</b>	<b>15</b>	<b>\$1,854,900</b>	<b>18</b>		<b>4</b>	<b>\$20,884,293</b>	<b>66</b>

Table 22

2004 Wichita Institutional: New Building, Addition, Remodel and Demolition Totals							2004 Institutional Area Totals		1999 - 2003 Institutional Area Averages	
2030 Urban Growth Sub-Area	New Buildings		Additions		Remodels		Demolitions			
	Number of		Number of		Number of		Number of		Number of	
	Valuation	Permits	Valuation	Permits	Valuation	Permits	Valuation	Permits	Valuation	Permits
Wichita Central	\$0	0	\$54,158,873	14	\$4,739,605	34		2	\$58,898,478	50
Wichita Northeast	\$6,120,000	1	\$5,220,000	4	\$955,103	6		0	\$12,295,103	11
Wichita North	\$1,414,000	1	\$3,900,000	3	\$81,898	3		0	\$5,395,898	7
Wichita Northwest	\$160,000	1	\$8,100,000	3	\$1,501,400	4		0	\$9,761,400	8
Wichita Southeast	\$1,461,248	1	\$1,354,770	1	\$15,000	1		0	\$2,831,018	3
Wichita South	\$0	0	\$14,916,000	4	\$3,865,000	2		0	\$18,781,000	6
Wichita Southwest	\$0	0	\$0	0	\$0	0		0	\$0	0
<b>TOTAL</b>	<b>\$9,155,248</b>	<b>4</b>	<b>\$87,649,643</b>	<b>29</b>	<b>\$11,158,006</b>	<b>50</b>		<b>2</b>	<b>\$107,962,897</b>	<b>85</b>

# Building Activity

## Commercial Development by School District

**Tables 23** illustrate commercial building activity by school district. In order to better assess the amount of commercial building activity that is contributing to the school district's tax base and other community resources outside of the school district, the amount of investment into schools is shown separately.

**Table 23**

<b>2004 Commercial Projects by School District</b> (FOR SCHOOL DISTRICTS SERVING SEDGWICK COUNTY)*					
<b>School District</b>	<b>Primary City</b>	<b>Number of Permits</b>	<b>2004 Valuation</b>	<b>Valuation of 2004 School Projects</b>	<b>1999 - 2003 Average Valuation</b>
<b>USD 206</b>	Whitewater	0	\$0		\$2,873
<b>USD 259</b>	Wichita	732	\$276,576,662	\$98,627,394	\$196,968,587
<b>USD 260</b>	Derby	55	\$31,047,517		\$15,905,796
<b>USD 261</b>	Haysville	16	\$2,405,458		\$8,235,361
<b>USD 262</b>	Valley Center	12	\$745,080		\$5,525,735
<b>USD 263</b>	Mulvane	5	\$2,964,247		\$1,469,759
<b>USD 264</b>	Clearwater	3	\$311,000		\$3,767,035
<b>USD 265</b>	Goddard	32	\$15,900,415		\$10,085,690
<b>USD 266</b>	Maize	61	\$22,980,067	\$5,612,460	\$23,243,624
<b>USD 267</b>	Colwich	7	\$1,671,660		\$4,948,712
<b>USD 268</b>	Cheney	3	\$10,532,700		\$911,415
<b>USD 312</b>	Haven	0	\$0		\$3,933
<b>USD 331</b>	Kingman	0	\$0		\$6,276
<b>USD 356</b>	Conway Springs	0	\$0		\$720
<b>USD 369</b>	Burton	0	\$0		\$0
<b>USD 375</b>	Towanda	23	\$7,944,873	\$217,043	\$9,848,932
<b>USD 385</b>	Andover	13	\$3,298,700		\$6,004,813
<b>USD 394</b>	Rose Hill	0	\$0		\$13,279
<b>USD 439</b>	Sedgwick	0	\$0		\$83,434
<b>USD 440</b>	Bentley	4	\$793,046		\$7,062
<b>TOTAL</b>		<b>966</b>	<b>\$377,171,425</b>	<b>\$104,456,897</b>	<b>\$287,033,036</b>

\*Beginning in 2000 the numbers reflect building activity within Andover in addition to Sedgwick County totals.